



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. August 5, 2002



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
 - CASE NO. A-02-115PP Bobby Furci, 1120 West FM 1604 N
 - CASE NO. A-02-122RH Rudy Hettler representing Douglas Weatherston, 1602 Vanderbilt
 - CASE NO. A-02-123PP Rudy Hettler representing Douglas Weatherston, 301 Cooper St.
 - CASE NO. A-02-127 Victor Trevino, 502 Nathan St.
 - CASE NO. A-02-128 John f. Huff, 3218 Bent Bow Dr.
 - CASE NO. A-02-129 Lourdes Nino, 2015 El Monte
 - CASE NO. A-02-132 Maria M. Rodriguez, 3523 Triola Dr.
 - CASE NO. A-02-133 Rudy Hettler representing Pablo S. Martinez, 118 Verne St.
 - CASE NO. A-02-134 Trudia Preston representing Starcrest-Paragon Business Center, LTD., 1903 Blue Crest Lane
 - CASE NO. A-02-135 John Silva, 1038 Ashley Rd.
 - CASE NO. A-02-137 Bruce Henderson representing the School of Excellence in Education, 803 Oblate Dr.
- V. Presentation of new evidence and a request to re-open Case No. A-02-113 for the property located at 1022 Sherman.
- VI. Consider to approve the Minutes of July 15, 2002.
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-
115PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Bobby Furci

Lot P-1D, New City Block 34392

1120 W FM 1604 N

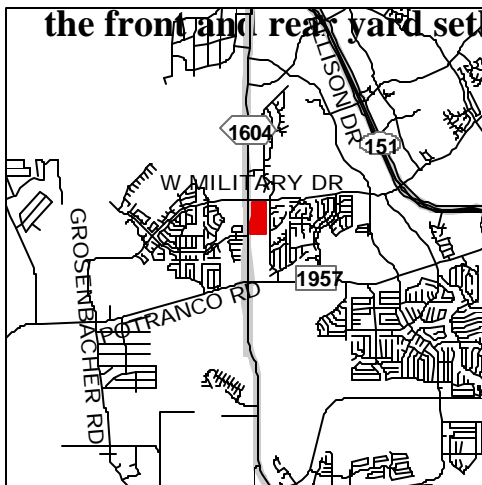
Zoned: "R-6" Residential Single-Family District

THIS CASE WAS PREVIOUSLY SCHEDULED TO BE HEAR JULY 15, 2002.

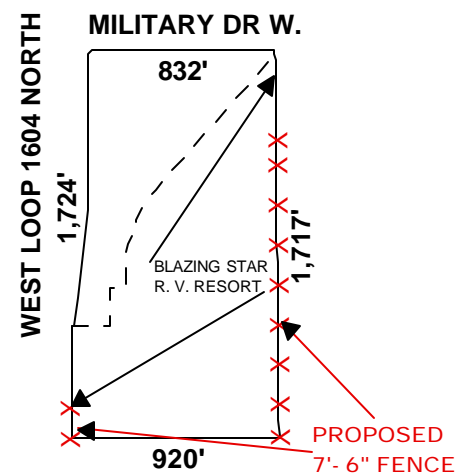
The applicant requests a variance to erect a 7' 6" fence on the property line within the front and rear yard setbacks.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4', as long as the fence to be constructed does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code. Section 35-514 (C)(1) of the Unified Development Code also limits fence height within the rear yard setback to 6'.

The applicant's plan proposes erecting a 7' 6" fence on the property line within the front and rear yard setbacks.



NOT TO SCALE



LOCATION MAP

A-02-115P.P.

PLOT PLAN

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-
122PP

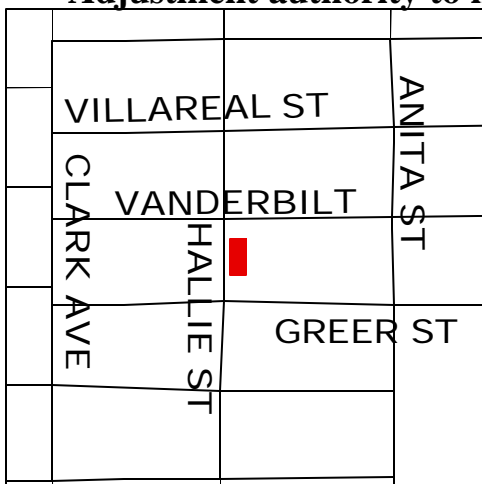
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Rudy M. Hettler representing Douglas Weatherston
Lots 1 - 2, Block 37, New City Block 3748
1602 Vanderbilt Street
Zoned: "R-5" Residential Single-Family District

THIS CASE WAS PREVIOUSLY SCHEDULED TO BE HEAR JULY 15, 2002.

The applicant requests a Special Exception to relocate a structure from 403 Huntstock Street to 1602 Vanderbilt Street.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.

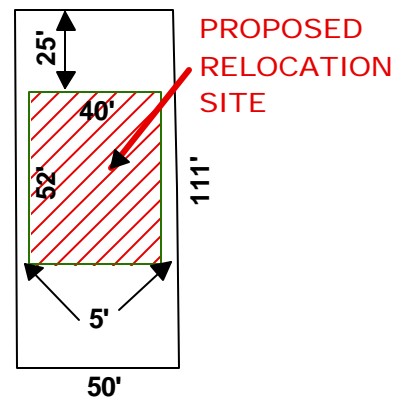


LOCATION MAP



NOT TO SCALE

VANDERBILT ST



PLOT PLAN

A-02-122 R.H.

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-
123PP

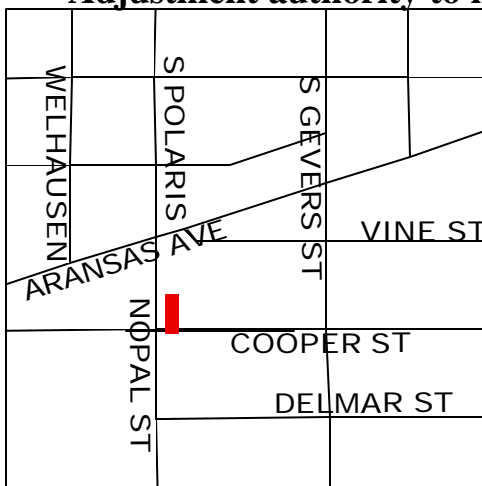
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Rudy M. Hettler representing Douglas Weatherston
Lots 27 -28, Block 14, New City Block 1600
301 Cooper Street
Zoned: "R-4" Residential Single-Family District

THIS CASE WAS PREVIOUSLY SCHEDULED TO BE HEAR JULY 15, 2002.

The applicant requests a Special Exception to relocate a structure from 405 Huntstock Street to 301 Cooper Street.

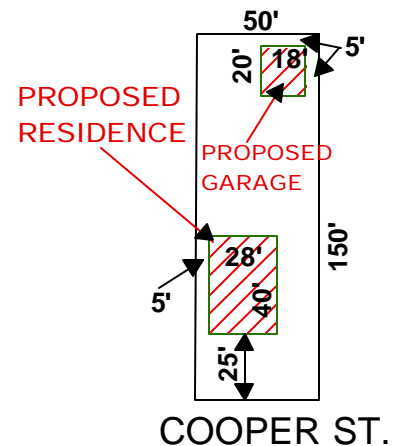
The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.



LOCATION MAP



NOT TO SCALE



A-02-123P.P. PLOT PLAN

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-127

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the first floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Victor Trevino

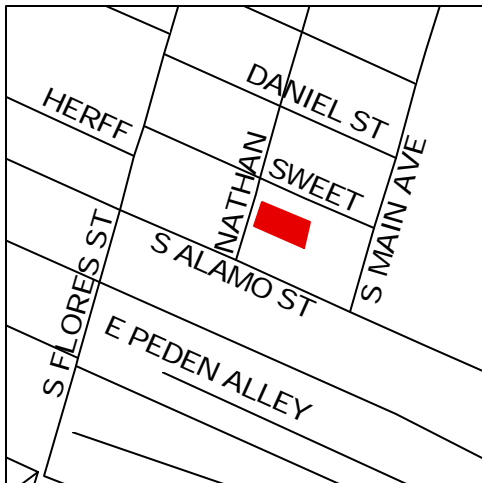
Lots 3 & 4, Block F, New City Block 2564

502 Nathan

Zoned: "MF-33" Multi-Family District

The applicant requests a Special Exception to construct and operate a noncommercial parking lot in a residential district.

The Development Services Department could not issue this permit because Section 35-801 (g) of the Unified Development Code gives only the Board of Adjustment authority to hear and decide Special Exceptions.

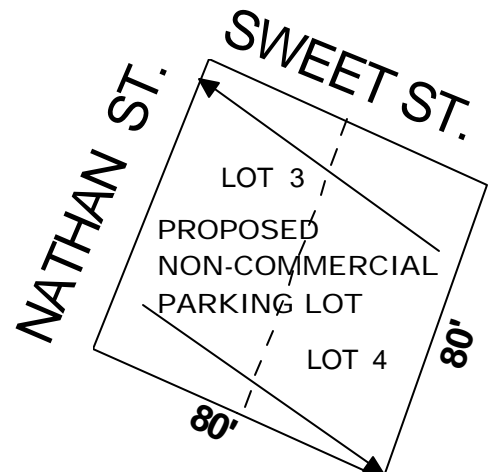


LOCATION MAP



NOT TO SCALE

A-02-127



PLOT PLAN

August 5, 2002

CASE NO. A-02-128

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

John F. Huff

Lot 6, Block 10, New City Block 13250

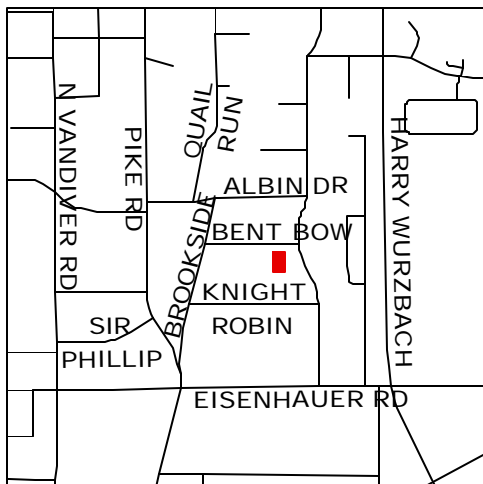
3218 Bent Bow Drive

Zoned: “R-5” Residential Single-Family District

The applicant requests a variance to keep an 8' fence on the side and rear yard property lines, and within the side yard setback.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the side and rear yard setbacks to 6', as long as the fence does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.

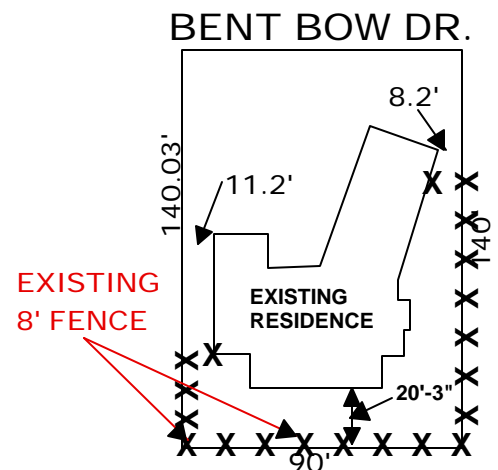
The applicant's plan shows an existing 8' fence on the side and rear yard property lines, and within the side yard setback.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-128

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-129

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Lourdes Nino

Lot 15, Block 7, New City Block 10379

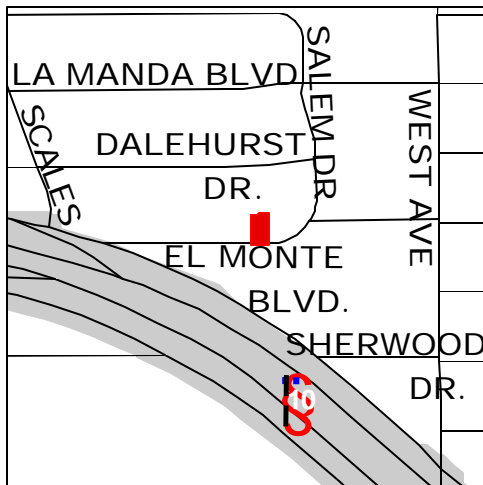
2015 El Monte

Zoned: "R-5" Residential Single-Family District

The applicant is requesting a variance to continue construction of a carport within the side yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 5' side yard setback.

The applicant's plan shows a partially completed carport on the side yard property line.

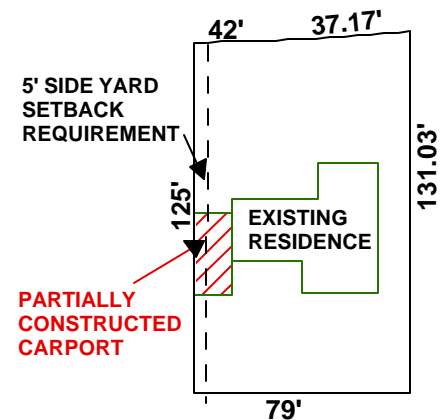


LOCATION MAP



NOT TO SCALE

A-02-129



EL MONTE BLVD.

PLOT PLAN

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-132

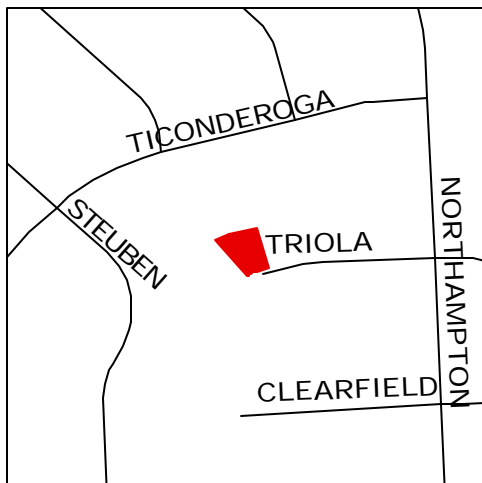
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Maria M. Rodriguez
Lot 29, Block 10, New City Block 13545
3523 Triola Drive
Zoned: "R-5" Residential Single-Family District

The applicant is requesting a variance to continue construction of a carport within the side yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 5' side yard setback.

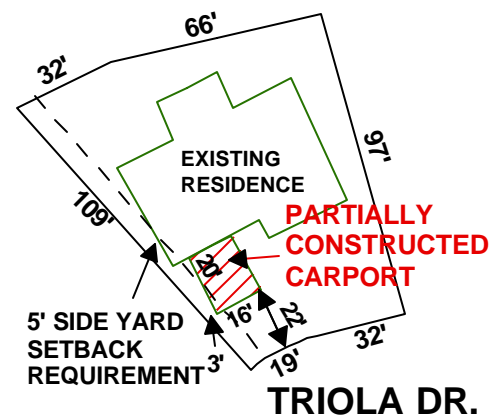
The carport in question is practically constructed with a 3' side yard setback.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-132

BOARD OF ADJUSTMENT

August 5, 2002

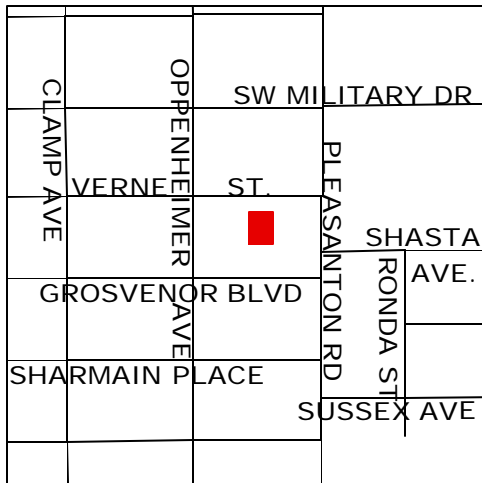
CASE NO. A-02-133

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the first Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Rudy M. Hettler representing Pablo S. Martinez
Lots 6 & 7, Block 16, New City Block 9316
118 Verne Street
Zoned: "R-6" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 8231 Callaghan Road to 118 Verne Street.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.

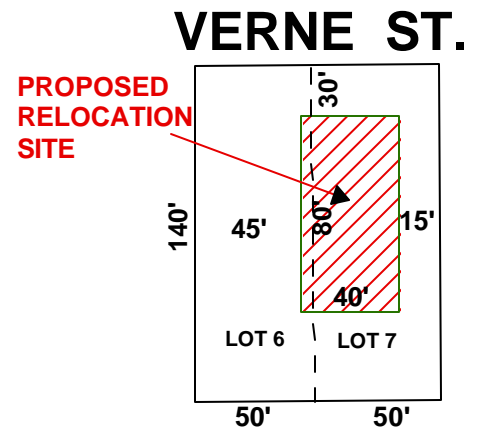


LOCATION MAP



NOT TO SCALE

A-02-133



PLOT PLAN

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-134

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Trudia Preston representing Starcrest-Paragon Business Center, LTD.

Lot 10, Block 15, New City Block 17316

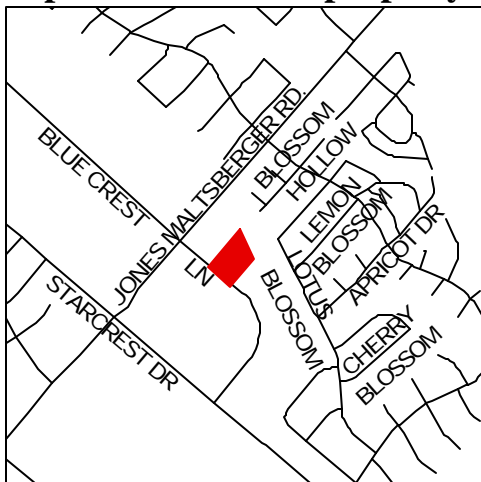
1903 Blue Crest Lane

Zoned: "BP" Business Park District

The applicant requests a variance to keep a 7' fence on the property line around the perimeter of the property in question.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4', and the side and rear yard setbacks to 6', as long as the fence does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.

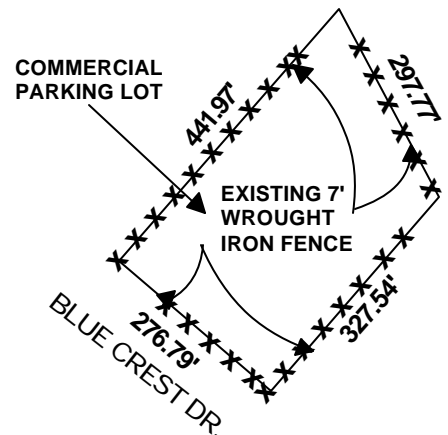
The applicant's plan shows an existing 7' fence on the property line around the perimeter of the property in question.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-134

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-135

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the first floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

John Silva

Lots 84 & 85, Block 4, City Block 11160

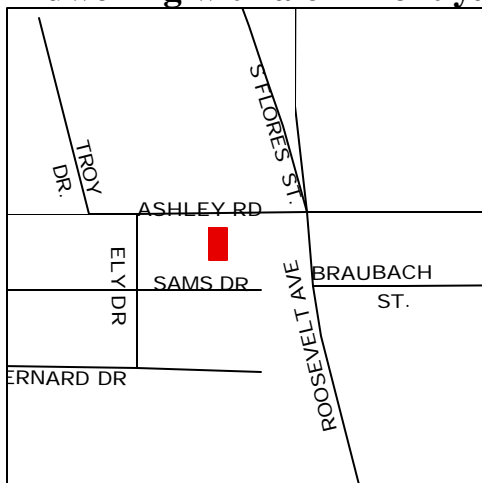
1038 Ashley Road

Zoned: "R-4" Residential Single-Family District

The applicant requests a variance to construct a single-family dwelling that exceeds the maximum allowed front yard setback requirement.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code limits the front yard setback requirement to a maximum 35'.

The applicant's plan proposes constructing the aforementioned single-family dwelling with a 64' front yard setback.

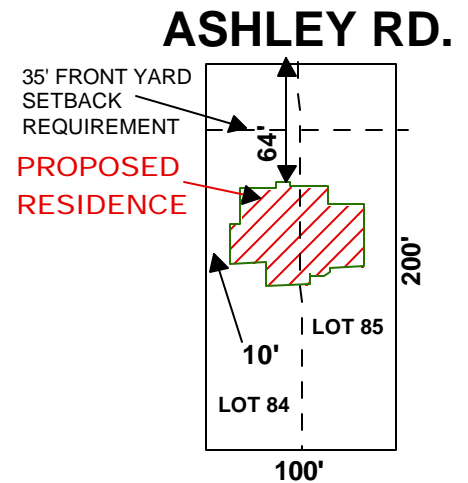


LOCATION MAP



NOT TO SCALE

A-02-135



PLOT PLAN

BOARD OF ADJUSTMENT

August 5, 2002

CASE NO. A-02-137

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 5, 2002 in the City Council Chambers, located on the first floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Bruce Henderson representing School of Excellence in Education

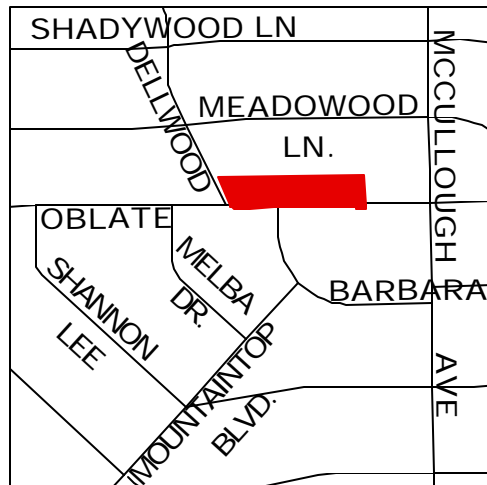
Lots 1-5, & 12, Block 2, New City Block 11016

803 Oblate Drive

Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to construct and operate a noncommercial parking lot in a residential district.

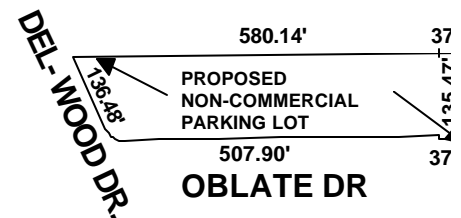
The Development Services Department could not issue this permit because Section 35-801 (g) of the Unified Development Code gives only the Board of Adjustment authority to hear and decide Special Exceptions.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-137